



May 22, 2018

Ms. Donna Jerry
Green Mountain Care Board
144 State Street
Montpelier, VT 05602

Re: New office building at 325 Dorset Street

Dear Ms. Jerry

As per our telephone conversation today, this letter is to request a jurisdictional determination for the following project:

I am a board-certified dermatologist and have been in the solo private practice of dermatology at 325 Dorset Street in South Burlington for the past 17 years. My practice consists entirely of dermatology and the treatment of skin diseases. I do physical exams as well as minor office procedures such as skin biopsies under local anesthesia (lidocaine). My practice is currently located in two, small, one-story cape-style houses located next to one another in South Burlington. These houses are approximately 960 square feet each.

As my practice has grown nicely over the years, I would like to tear down my two, small existing houses to be able to construct a new, multi-purpose, two-story building. The first level will be to house my dermatology practice, while the second level will consist of six residential apartments to be rented to the public. The basement will be mixed-use, providing office space for the staff as well as storage space for the tenants.

In my new office, I will continue to provide the same general dermatology services. The new office will not have surgical rooms, only exam rooms where minor procedures such as skin biopsies with local anesthesia can be performed as needed.

Also attached to this email, please find a detailed report from BlackRock Construction showing the total square feet of the proposed new building (12,941) and the total square feet of the dermatology office portion (6,287) which equals 49% of the new building. Also, please note the cost of construction for the medical office part of the building will be \$815,817. The drawings are color coded, with the medical office in brown and the residential apartments in blue.

Please let me know if you require any additional information.

Sincerely,

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